



8 Horsefair, Shipston-on-Stour, CV36 4PD

- NO CHAIN
- Two bedroom RETIREMENT property
- Sitting/dining room and conservatory
- Garage and garden
- Close to town
- Well presented



£265,000

NO CHAIN. A well presented two bedroom end of terrace RETIREMENT bungalow with garden and garage. Located only a short distance from the town centre.

ACCOMMODATION

Entrance hall with loft hatch and airing cupboard housing immersion water tank. Utility cupboard with work top, washing machine and tumble dryer below, shelving, internal power and light. Sitting/dining room with triple aspect, feature electric fireplace, door to conservatory. Conservatory has double glazed, upvc framework with door to garden and wood effect flooring. Kitchen with window to front, wall mounted gas boiler, range of wall and base units with work top over incorporating ceramic sink with drainer and mixer tap, space for cooker with extractor fan hood over, space for fridge freezer, wood effect flooring. Bedroom with window to rear overlooking the garden, fitted wardrobe and chest of drawer unit. Bedroom with window to rear overlooking the garden, double wardrobe with sliding doors. Wet room with obscure glass to front, shower, wash hand basin and wc, part tiled walls, tiled flooring.

Outside to the front is a mix of stone chipping beds, paved pathways, low picket fence boundary. To the rear is a walled garden on two sides and panel fence between, mix of paved patios, laid to lawn, planted beds, mature shrubs and trees. Refuse gate to side. Garage en bloc, with up and over door, internal light.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 999 years from 1987. Service charge of £2,868 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

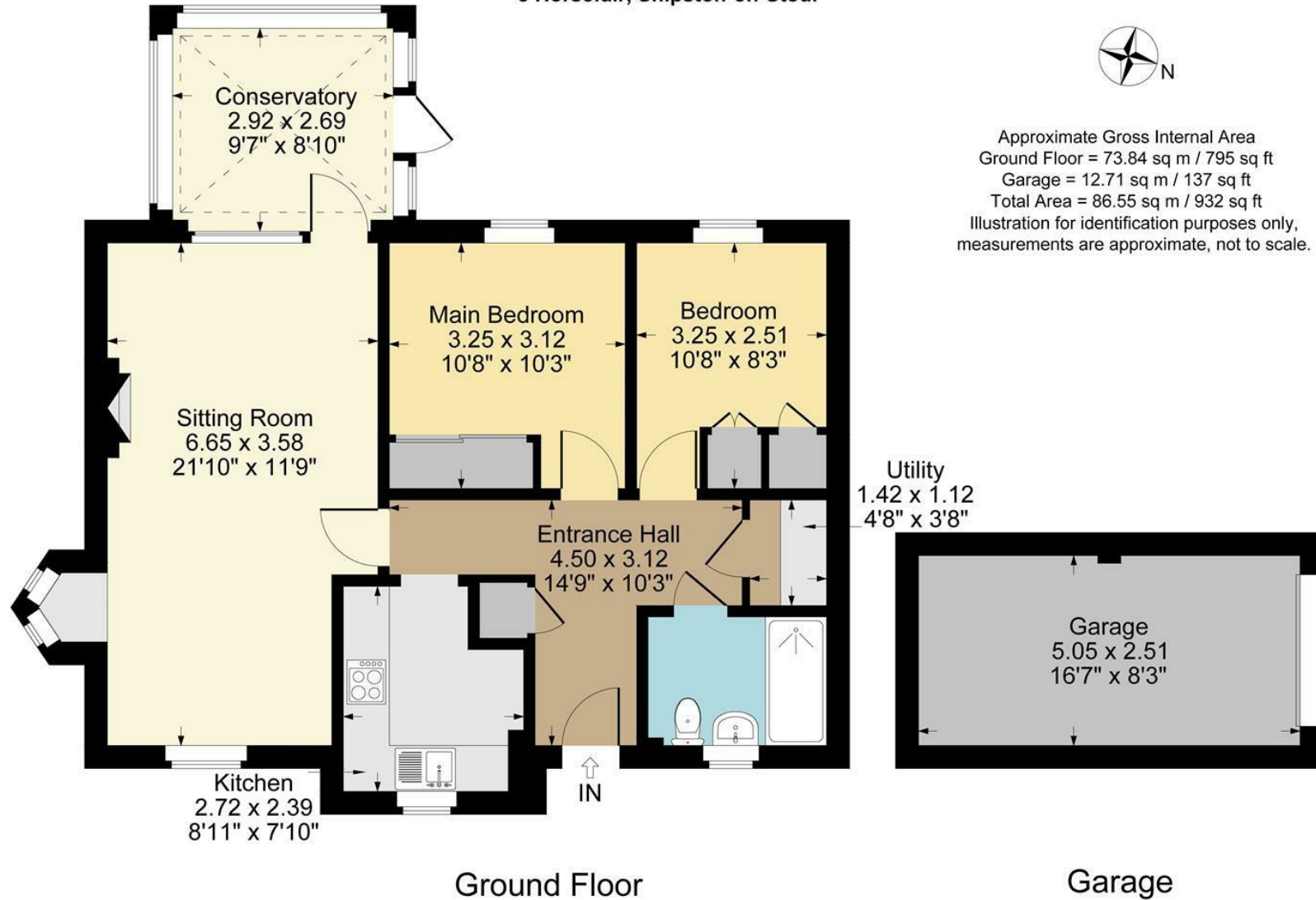
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

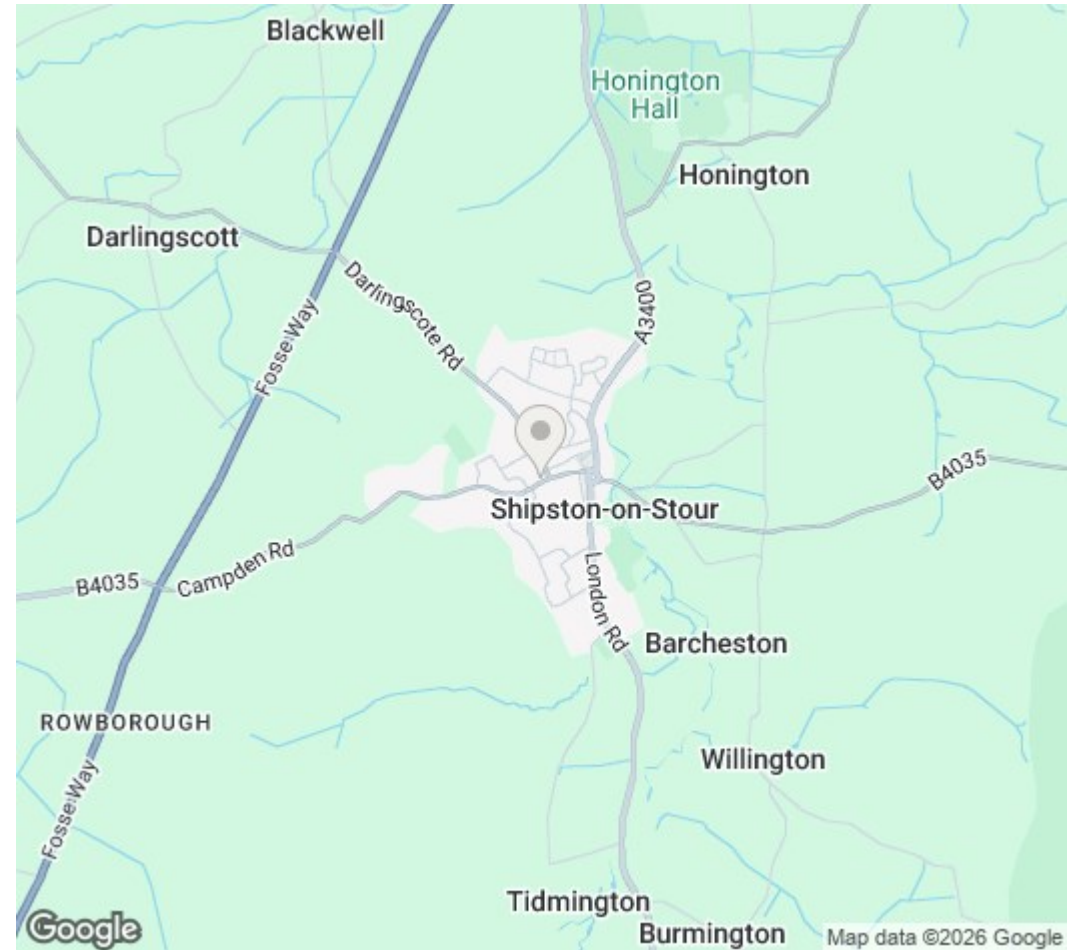
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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Peter Clarke

